

LOT 1, BLOCK 2
J. ARMENDARIS ADDITION
VOL. 388-179, PG. 35
P.R.T.C.T.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, streetlights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring permission of anyone.

Transportation Impact Fee

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Floodplain Restriction

No Construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(ies) wishing to construct within the flood plain. Where construction is permitted all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the City shall have the right for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise /buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

The tree preservation ordinance of the City of Fort Worth 18515-05-2009 applies.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

LEGEND

POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(C.M.)	CONTROLLING MONUMENT
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
OE	OVERHEAD POWER
T.E.S.CO.	TEXAS ELECTRIC SERVICE COMPANY

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, 199 Two Point Five, LP, is the owner of all that certain 2.388 acres of land, which is the property described in the deed to 199 Two Point Five, LP, recorded in Document No. D211220964 in the Official Public Records of Tarrant County, Texas (called O.P.R.T.C.T. hereafter), and which Lots 2, 3, and 4, Block 8, L. J. Baker Subdivision, recorded in Volume 1139, Page 585 in the Deed Records of Tarrant County, Texas (called D.R.T.C.T. hereafter), in the James Childress Survey, A-252, City of Fort Worth, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings based 2.292 acres right-of-way deed for State Highway 199 (150' R.O.W.) recorded in Volume 1108, Page 112 D.R.T.C.T.);

BEGINNING at a 1/2" iron rod found for the northeast corner of said Lot 4, common to the northwest corner of Lot 5-R, Block 8, L. J. Baker Subdivision, recorded in Volume 388-109, Page 15 in the Plat Records of Tarrant County, Texas, and in the south line of Lot 1, Block 2, J. Armendaris Addition, recorded in Volume 388-179, Page 35 in the Plat Records of Tarrant County, Texas;

THENCE South 00° 25' 56" East - 402.76' along the common line of said Lot 4 and Lot 5-R, to the southeast corner of said Lot 4, in the north right-of-way line of said State Highway 199, from which a found 1/2" iron rod bears South 13° 09' East - 0.56' and from which a 1/2" iron rod found for the south east corner of Lot 8 of said Block 8, L. J. Baker Subdivision bears South 70° 41' 00" East - 390.44';

THENCE North 70° 41' 00" West - 232.80' along the north right-of-way line of said State Highway 199, to a 1/2" iron rod with a cap stamped "SPRY" set for the beginning of a spiral curve to the left, having 5-25 foot chords of the centerline of the right-of-way, and from which a "Y" concrete found in the south right-of-way line of said State Highway 199 bears South 19° 19' 00" West - 150.00';

THENCE along said spiral curve to the left, continuing along the north right-of-way line of said State Highway 199 the following courses:

North 70° 36' 00" West - 24.79';

North 70° 21' 00" West - 24.56';

North 69° 56' 00" West - 24.35';

North 69° 21' 00" West - 11.00' to a 1/2" iron rod with a cap stamped "SPRY" set for the southwest

corner of the herein described tract, common to the southwest corner of said Lot 2, common to the southeast corner of Lot 1 of said Block 8, L. J. Baker Subdivision;

THENCE North 00° 19' 43" West - 293.91' along the common line of said Lot 2 and Lot 1, to a 3/4" iron rod found for the northwest corner of said Lot 2, common to the northeast corner of said Lot 1, in the south line of said Lot 1, Block 2, J. Armendaris Addition;

THENCE North 89° 24' 06" East - 298.04' along the south line of said Lot 1, Block 2, J. Armendaris Addition to the POINT OF BEGINNING and containing 2.388 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That 199 Two Point Five, LP, the Owner, acting by and through its duly authorized officers, does hereby adopt this plat designating the herein before described property as LOT 2R and 3R, BLOCK 8, L.J. BAKER SUBDIVISION, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Witness our hands this 24th day of October, 2014.

Signature

Title

NOTARY CERTIFICATE

STATE OF TEXAS

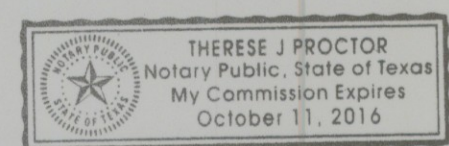
COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared David Carlton Lewis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 24th day of October, 2014.

Signature

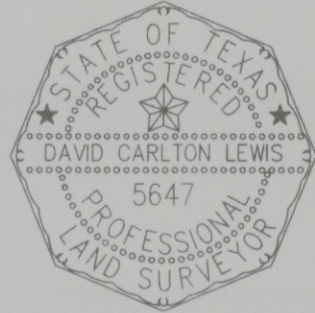
Notary Stamp:



SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Fort Worth, Texas.

Signature



FS14-163

A FINAL PLAT OF
LOT 2R & 3R, BLOCK 8

L. J. BAKER SUBDIVISION

AN ADDITION TO THE CITY OF FORT WORTH, BEING A REPLAT OF
LOTS 2, 3, AND 4, BLOCK 8, L.J. BAKER ADDITION,
RECORDED IN VOLUME 1139, PAGE 585, IN THE DEED RECORDS OF
TARRANT COUNTY, TEXAS, WHICH IS 2.388 ACRES
IN THE JOHN CHILDRESS SURVEY, A- 252
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

OWNER: 199 Two Point Five, LP
5300 Camp Bowie Boulevard
Fort Worth, Texas 76116
Phone: 817-338-1277
Fax: 817-338-9245

ENGINEER: Baird, Hampton, & Brown, Inc.
6300 Ridglea Place, Suite 700
Fort Worth, TX 76116
Phone: 817-338-1277
Fax: 817-338-9245

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

SPRY PROJECT NO. 041-001-30
CITY OF FORT WORTH CASE NO. FS-14-163
DATE: OCTOBER, 2014

THIS PLAT WAS FILED IN DOCUMENT NO. 0214244737 ON DATE 11/07/2014

LOT 1, BLOCK 8
L. J. BAKER SUBDIVISION
VOL. 1139, PG. 585 D.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N 70°36'00" W	24.79'
L2	N 70°21'00" W	24.56'
L3	N 69°56'00" W	24.35'
L4	N 69°21'00" W	11.00'

LOT 2R, BLOCK 8
1.085 ACRES

LOT 3R, BLOCK 8
1.303 ACRES

LOT 5-R, BLOCK 8
L. J. BAKER SUBDIVISION
VOL. 388-109, PG. 15
P.R.T.C.T.

N 00°25'56" W 402.76'

N 00°19'43" W 293.91'

LOT 2, BLOCK 8
L. J. BAKER SUBDIVISION
VOL. 1139, PG. 585 D.R.T.C.T.

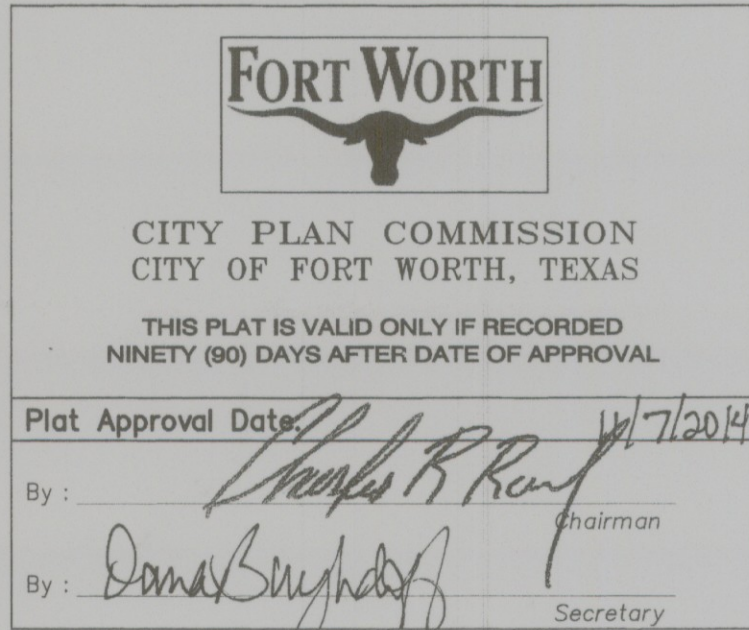
LOT 3, BLOCK 8
L. J. BAKER SUBDIVISION
VOL. 1139, PG. 585 D.R.T.C.T.

LOT 4, BLOCK 8
L. J. BAKER SUBDIVISION
VOL. 1139, PG. 585 D.R.T.C.T.

LOT 6-R, BLOCK 8
L. J. BAKER SUBDIVISION
VOL. 388-109, PG. 15
P.R.T.C.T.

LOT 7-R, BLOCK 8
L. J. BAKER SUBDIVISION
VOL. 388-109, PG. 15
P.R.T.C.T.

LOT 8, BLOCK 8
L. J. BAKER SUBDIVISION
VOL. 1139, PG. 585
D.R.T.C.T.



NOTES

- According to the Flood Insurance Rate Map No. 48439C0170 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- A portion of the surveyed property (Lot 2, Block 8, L. J. Baker) is subject to a private easement reservation for a sewer line, described as extending from the adjoining property to the west (Avalon Courts) across Lot 2 to the City of Fort Worth Mains. However the City of Fort Worth Sewer Plans (X-03168), revised 11-1-67 (X-15777) indicate sewer service line for Avalon Courts is located to the west of the west property line and does not cross Lot 2. Surveyor found no visible evidence of a sewer line crossing lot 2.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- P.R.V. Required - Private Pressure Reducing Valves will be required if water pressure exceeds 80 P.S.I.